

TOWN OF NEWSTEAD
PLANNING BOARD MINUTES
February 5, 2001

PRESENT: Terry Janicz, Acting Chairman
Don Hoefler Bill Walworth, Deputy Bldg. Inspector
Tom Cowan Rebecca Baker, Planning Board Clerk
John Potera
Mark Decker

Terry Janicz called the meeting to order at 7:30 pm. The minutes from the January 15th meeting were reviewed and Don motioned to accept, Tom seconded and all approved.

A public hearing to hear comments for or against the Yousey subdivision on Dye Rd. was called to order at 8:00pm.

Attendance as above

Clerk read proof of publication

No prior comments had been received.

Joanne Yousey and Tom Lederhouse were present.

The proposed lot will contain approximately 5 acres of wetland and they have been given permission to encroach 50' into the buffer zone for the driveway. This lot is in the unserviced portion of WD #5 and owners have been made aware of the lateral restriction. There being no one to speak against, Tom motioned to close the hearing at 8:15pm, John seconded and all approved. Don motioned to approve the subdivision, Tom seconded and all approved.

The board met with Jeff Randall from Rothland Golf Course regarding the 9-hole expansion. Mr. Randall provided the board with an aerial photo, drainage plan and site plan. There are no wetlands on the proposed expansion. Rothlands would like to perhaps expand the parking area, but at the very least, remove the ingress located on the North side of Clarence Center Rd. furthest to the east. They then wish to install an entrance to the same parking lot off Dye Rd., hoping to reduce potential problems with visibility on Clarence Center Rd. The board recommends sending Jim Ebersole, highway superintendent a copy of this plan. There are two existing farm drains to the rear of the proposed expansion, which will help with the drainage. The board recommends starting the SEQR process, and will wait for comments from those departments before making a recommendation to the Town Board.

Wendel suggested that the Town Board and the Planning Board meet in order to discuss procedures for site plan review and approval.

The board met with Dave Bissonette, Project Manager from Perry's Ice Cream regarding the proposed 60' x 40' building they wish to construct. The building has already been delivered and they wish to begin erecting it as soon as possible. The board reviewed the site plan and the plans for the pre-manufactured building and John motioned to recommend approval of this project, Don seconded and all approved. Rebecca will send a memo to the Town Board. She will also check with Don Folger on the status of SEQR and if the information has been sent to the county.

The board met with David Olek, Site Manager for Sprint and Mark Fuentes, Construction Manager to discuss the new cell tower they wish to erect. Sprint has chosen the Richardson property located on South Newstead road as the best location to cover the hole they currently are experiencing on the Thruway around mile marker 408. Terry asked if it were possible to go higher on the towers currently located on Main Rd. or Lake Rd. These towers are physically too far away to cover the gap. Mr. Olek is suggesting a 150' self supporting tower that would be expandable to 170', allowing up to 5 antennas that would sustain 90-mph continuous winds instead of break points. As of yet, they have not spoken to Mrs. Richardson, therefore the exact location of the tower has not yet been determined. Mr. Olek's best guess is that it would be approximately 1800' back off South Newstead and towards the southern portion of their parcel. The board approved the concept. Sprint will develop a site plan and will speak with Mrs. Richardson.

John motioned to adjourn the meeting at 9:50pm, Tom seconded and all approved.

Respectfully submitted by,
Rebecca K. Baker
Planning Board Clerk